

## **A Bright Future for Main Street**

The new Comprehensive Plan 2030 is officially in motion. As the oldest Town in Erie County it's important to keep the Town's heritage and character in mind when planning for the future. Any successful Town must have sustainable growth to maintain its services and help keep its taxes low. The identity of our Town cannot be lost while planning our future. Our agricultural heritage, open spaces and unique historic hamlets must be protected and preserved when planning for the future. Our community character and history can't be lost. The new 2030 plan will help guide the Town's future for the next 13 years.

Included in the 2030 plan are elements of our very important Main Street District and its development. The Clarence IDA has commissioned the planning firm, Clark Patterson Lee to perform a study of Main Street. This study when completed will be included in the Comprehensive Plan 2030.

The yearlong study is called "Vision Main Street". Main Street takes on many different appearances from the auto centric Transit Road to agrarian Davidson Road. Besides the agrarian sections there are other known zones, such as Harris Hill, Clarence Hollow as well as the intersection of Main and Sheridan. All of these various zones were studied. With only seven percent of the Town's land use dedicated to commercial and industrial use, Main Street is one of Clarence's last economic districts will help keep our tax rate low for everyone, with proper development and redevelopment.

Public safety was also reviewed by the study. Narrowing traffic lanes by introducing bike lanes would not only provide a safe lane for bicyclist but would also inherently slow traffic down for everyone's safety. Street scrapes with bump outs and crosswalks are goals from this study as well. Hawk crossings which are dedicated pedestrian light controlled crossing were included too.

Last Thursday, the steering committee lead by Chair Chris Kempton and Clark Peterson held their final public forum for Vision Main Street. There were almost 80 residents in attendance for the two hour presentation. It was a very successful event with a large amount of positive feedback from the public.

The final plan will be presented to the Clarence Town Board and Clarence Industrial Development Agency in the near future. The Town Board has already been using the draft study to help guide them in land use decisions.

## **Zombie Update**

The new Zombie Law has been in effect since December 20<sup>th</sup>. The Towns code enforcement department has already been registering the Zombie Homes in Clarence which starts the clock ticking for either maintenance upkeep, a sale or heavy fines to the mortgage lender will be issued. To date, a large Zombie home has been sold in the Harris Hill area. An even larger Zombie Home is soon to be auctioned in the Clarence Area and the Town is in the final stages of condemnation for another home near Clarence Center. The goal is to have all the homes under control by the summer months.